

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North End / West End

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$1,300,000	\$0	- 100.0%	\$1,275,000	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	16	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	102.1%	0.0%	- 100.0%
New Listings	0	0	--	2	1	- 50.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

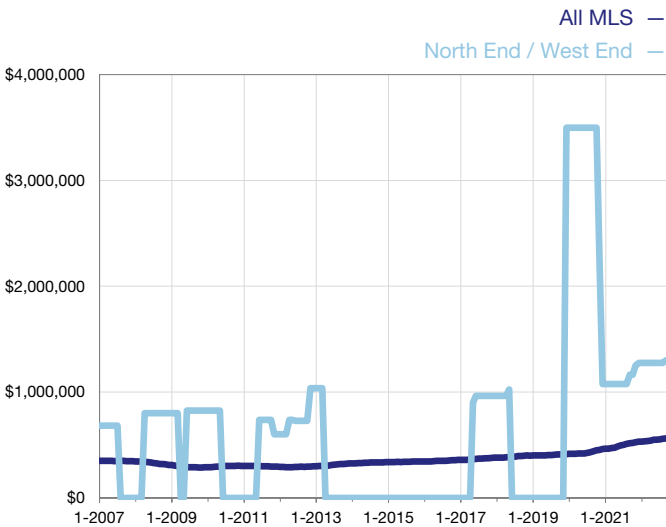
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	4	0.0%	113	103	- 8.8%
Closed Sales	8	8	0.0%	120	100	- 16.7%
Median Sales Price*	\$657,500	\$657,000	- 0.1%	\$603,250	\$650,000	+ 7.7%
Inventory of Homes for Sale	27	22	- 18.5%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--
Cumulative Days on Market Until Sale	79	30	- 62.0%	58	52	- 10.3%
Percent of Original List Price Received*	96.1%	98.9%	+ 2.9%	97.0%	97.1%	+ 0.1%
New Listings	5	6	+ 20.0%	167	152	- 9.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

